

<p>Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address</p> <p>Erin P. Moriarty (SBN 146751) LAW OFFICES OF WENETA M.A. KOSMALA 4425 Jamboree Road, Suite 183 Newport Beach, CA 92660 Telephone: (714) 540-3600 Facsimile: (949) 382-1445 E-mail: emoriarty@kosmalalaw.com</p> <p><input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Weneta M.A. Kosmala, Ch 7 Trustee</p>	<p>FOR COURT USE ONLY</p>
<p align="center">UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - SANTA ANA DIVISION</p>	
<p>In re:</p> <p>1875 N. PALM CANYON PARTNERS II, LLC,</p> <p align="right">Debtor(s).</p>	<p>CASE NO.: 8:20-bk-12856-TA CHAPTER: 7</p> <p align="center">NOTICE OF SALE OF ESTATE PROPERTY</p>

Sale Date: 06/29/2021	Time: 11:00 am
Location: United States Bankruptcy Court, 411 W. Fourth Street, Suite 5085, Santa Ana, CA 92701-4593	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 06/15/2021

Description of property to be sold: ESTATE'S INTEREST IN POTENTIAL AVOIDANCE CLAIMS against James Turco ("Turco"), Margaret Cheng ("Cheng", wife of James Turco), JM Investment Group, LLC ("JMIG"), 1875 N. Palm Canyon Gateway Partners I, LP ("Gateway"), American Gateway Regional Centers, LLC ("American Gateway") (collectively, "Possible Transferees") under 11 U.S.C. § 363. f. The successful bidder will be responsible for preparing any and all documents related to the sale. See more below:

Terms and conditions of sale: a. The minimum reserve price for which Trustee will sell the Avoidance Claims is \$25,000 b. The Avoidance Claims are sold "as is, where is", with no warranties or guarantees whatsoever. e. Trustee will seek a determination that the successful bidder and back-up bidder are a "good faith purchasers" within the meaning of 11 U.S.C. § 363(m). See Motion for full Terms and conditions of sale and overbid procedures.

Proposed sale price: \$ 25,000.00

Overbid procedure (if any): c. In case of more than one bidder, qualified bidders (those who have tendered the reserve amount in certified funds) will be given an opportunity to increase their bids. d. The high bidder must tender to Trustee the residual amount of the confirmed high bid no later than 5:00 p.m. on the next business day after the hearing.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Erin P. Moriarty (SBN 146751)
LAW OFFICES OF WENETA M.A. KOSMALA
4425 Jamboree Road, Suite 183
Newport Beach, CA 92660
Telephone: (714) 540-3600
Facsimile: (949) 382-1445
E-mail: emoriarty@kosmalalaw.com

Date: 06/02/2021

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

4425 Jamboree Road, Suite 183
Santa Ana, CA 92660

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 06/02/2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 06/02/2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Theodor C. Albert
United States Bankruptcy Court
411 W. Fourth Street, Suite 5085
Santa Ana, CA 92701-4593

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

06/02/2021 Janine Fountain
Date *Printed Name*

/s/ Janine Fountain
Signature

ADDITIONAL SERVICE INFORMATION (if needed):

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF"):

- **Michael Jay Berger** michael.berger@bankruptcypower.com, yathida.nipha@bankruptcypower.com; michael.berger@ecf.inforuptcy.com
- **Brian W Byun** brian.byun@bbklaw.com
- **Peter A Davidson** pdavidson@ecjlaw.com, amatsuoka@ecjlaw.com
- **Caroline Djang** caroline.djang@bbklaw.com, laurie.verstegen@bbklaw.com; wilma.escalante@bbklaw.com
- **Michael J Hauser** michael.hauser@usdoj.gov
- **Weneta M.A. Kosmala (TR)** ecf.alert+Kosmala@titlexi.com, wkosmala@txitrustee.com; dmf@txitrustee.com; kgeorge@kosmalalaw.com
- **Edmond Richard McGuire** ermlawgroupcmecf@gmail.com, R60691@notify.bestcase.com
- **Marisol A Nagata** glp@ecf.courtdrive.com, GLFlitigation@geracillp.com
- **United States Trustee (SA)** ustpreion16.sa.ecf@usdoj.gov
- **Edward T Weber** ed@eweberlegal.com

2. SERVED BY UNITED STATES MAIL:

1875 N Palm Canyon Partners II LLC
100 Spectrum Center Dr., Suite 530
Irvine, CA 92618

United States Bankruptcy Court
Santa Ana Division
411 W. Fourth Street, Suite 2030
Santa Ana, CA 92701-4500